Karen Johnson Davidson County
Batch# 1423250 DEEDWARR
05/20/2026 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20260520-0045634

WARRANTY DEED

MEGAN REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF May, 20 26.

Notary Public

MY COMMISSION EXPIRES: 2/26/30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenna Van De Ryt	Flat Branch Mortgage ATTN: Final Doc Dept	
(NAME)	(NAME)	060-16-0-15800
	304 Corporate Lake Drive	
(ADDRESS)	(ADDRESS)	
	Columbia MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Caitlin Stout and Emily Allison, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenna M Van De Ryt, a single person,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 250 and 251, as shown on the map entitled Final Plan of Joywood Heights Section II, of record in Plat Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

PLR Properties, LLC to Caitlin Stout and Emily Allison, a married couple by warranty deed dated 12/16/2022 and recorded on 12/19/2022 as Instrument Number 20221219-0130760 in the Official Records of the Davidson County Register of Deeds.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

120 Dellway Drive, Nashville, TN 37207

unimproved _
This is improved x property, known as

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of May, 2026.

Emily Allison
Emily Allison

Witness my hand this 15 day of May, 2026.

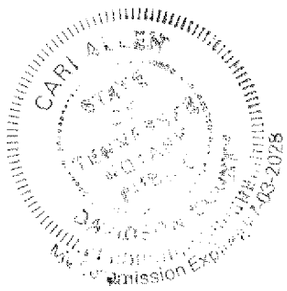
Caitlin Stout

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of May, 2026, before me personally appeared Emily Allison to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of May, 2026.

Notary Signature
My commission expires: 7-3-28



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of May, 2026, before me personally appeared Caitlin Stout, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of May, 2026.

Notary Signature
My commission expires: 9.5.2028



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 18th day of May, 2026.

K. Thomas Sidwell
Date: 5/18/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 18th day of May, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

